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February 16, 2007

City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 140-29-802-009/SUP -19645
661 N. Nellis/Justification letter-revised

Dear Sir or Madam:

Please accept this letter as our request for a use permit and site development review for an auto title loan and financial institution, specified, located at 661 N. Nellis. This is a legally nonconforming use, however, they would like to expand the site and remove the awnings, cleaning up the appearance to the current corporate image. This is an expansion of an existing auto title loan, payday loan, and check cashing business. This use was in operation prior to the current ordinance going into effect. Even though the property line is located within 200 feet of residential, the auto title loan structure itself is over 500 feet away from the nearest residential property line. There is more than adequate parking within the shopping center. The parking for the site is as follows:

- Existing spaces: 220 (verified during 2006 initial site visit)
- Existing square footage of other buildings on parcel (not including Check City): 47,989
 - Parking spaces required (calling all space "retail") at 1 space/250 s.f.: 192
- Check City square footage: 3,509
 - Parking spaces required for Check City at 1 space /250 s.f.: 15
 - *Total parking spaces required for all buildings on parcel: $15 + 192 = 207$*



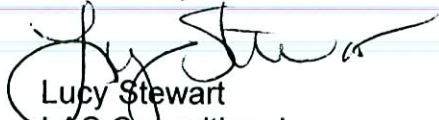
While this business does hold title to cars while the loan is active, they do not repossess the cars, therefore, additional parking is not required for potentially

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repossessed cars. In addition, we need a SDR for the new addition and improvements to the appearance of the building. Since this is an older center and we are only impacting one pad site, we need to waive the requirement for 15 ft of landscaping around the perimeter of the center and the parking lot landscaping requirement. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,



Lucy Stewart
LAS Consulting, Inc.

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